



For Lease: Commercial Retail

15 Adrian Avenue 221

800 SF Multi-Use Retail Unit In Toronto

Lennard:

209-1 Yorkdale Road, North York
905.752.2220

Here is where your
business will *grow*.

lennard.com

15 Adrian Avenue Unit 221



Total Area
800 SF



Zoning
I2 D2



Sprinklers
Yes



Asking Rate
\$25 PSF Gross



Availability
Immediate

Property Highlights

- Rare artistic, fitness, and coffee spaces available for immediate occupancy
- Located in a converted industrial building, this space is as charming as it is unique
- There is nothing like it available just off of Dupont Street on Adrian Avenue
- Units available from 600 to 4,000 SF

For More Information,
Contact Listing Agent:
*Sales Representative

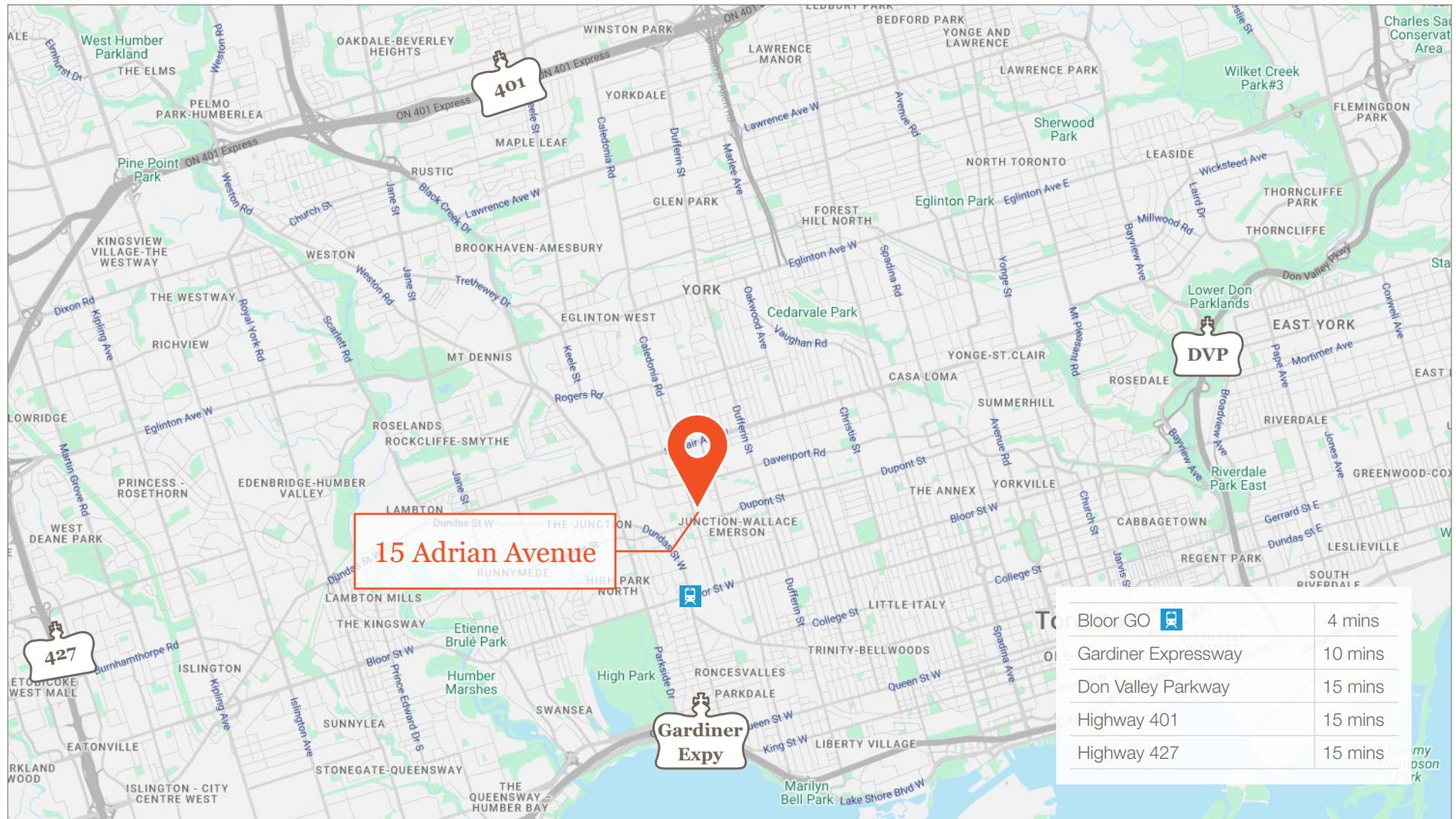


Michael Borinsky*
905.917.0559
mborinsky@lennard.com

15 Adrian Avenue Unit 221

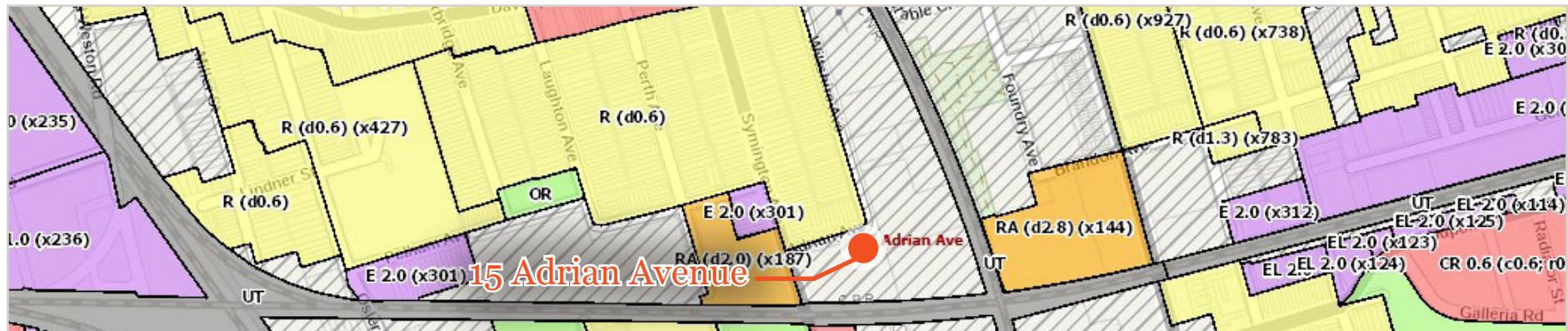


Map of Location



15 Adrian Avenue Unit 221

Zoning - I2 D2



Permitted Uses

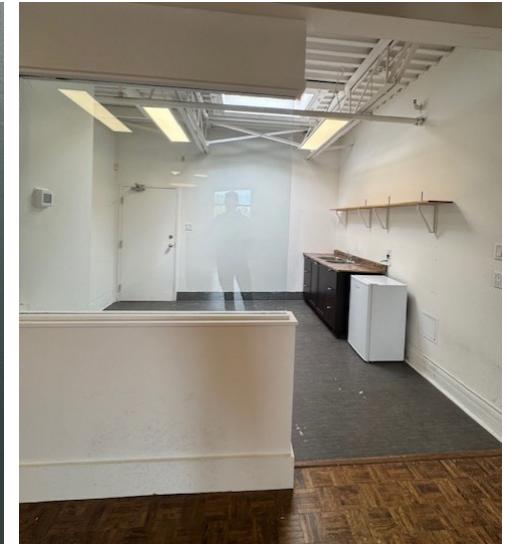
- animal hospital
- artist's or photographer's studio
- bakery
- bookbinder's shop
- branch of a bank or financial institution
- bread distributing depot
- brew-on-premises establishment
- builder's supply yard
- car washing establishment
- carpenter's shop
- caterer's shop
- ceramics factory
- city yard, class A
- cleaning plant
- clinic
- commercial school
- commercial stable
- communications and broadcasting establishment
- community health centre
- contractor's shop, class A
- contractor's shop, class B
- courier service
- custom workshop
- data processing establishment
- day nursery
- designer's studio
- dry-cleaner's distributing station
- dry-cleaning shop
- duplicating shop
- electronic equipment factory
- fire hall
- food warehouse
- food wholesaling establishment
- fur goods factory
- garment factory
- industrial catering service
- industrial computer service
- laboratory, class A
- laboratory, class B
- manufacturing plant
- market gardening
- metal wares factory
- newspaper plant
- open storage yard
- ornamental structure
- packaging plant
- parking area
- parking garage
- performing arts studio
- personal grooming establishment
- pharmaceutical factory
- pharmaceutical factory - secondary
- plastic products factory
- plastic products factory - secondary
- police station
- post office
- postal sorting station
- printing plant
- private commercial garage
- private garage
- public commercial scales
- public park
- public transit
- publisher
- recycling shop
- rubber products factory
- sales or hire garage
- security service and business equipment
- service, rental or repair shop
- sewage disposal plant
- sheet metal shop
- shipping, trans-shipping or distributing depot
- soft drink bottling works
- software, design and development establishment
- storage warehouse, class A
- tailoring shop
- taxicab stand or station
- textile factory
- trade school
- union hall
- vegetable food products factory
- waterworks
- welder's shop
- wholesale dyeing plant
- wholesaling establishment - general
- wood products factory

For complete list of permitted uses, please refer to [City of Toronto zoning bylaw](#).

Lennard:

lennard.com

15 Adrian Avenue Unit 221



Lennard:

lennard.com

Lennard:

Michael Borinsky*
905.917.0559
mborinsky@lennard.com

209-1 Yorkdale Road, Toronto
905.752.2220
lennard.com

*Sales Representative

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.